

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

July 1, 2014

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, July 1, 2014 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

1. CALL TO ORDER:

Chairman Roberts called the meeting to order at 7:02 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Clerk Margiotta called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman			✓
Antonio Margiotta, Clerk	✓		
James Hughes	✓		
George Oickle	✓		
Joseph Hammer			✓
Anthony Homicki			✓
Dave Edwards	✓		
Angelo Robert Fazzina	✓		
Thomas Dean (alternate)			
Alex Vasel (alternate)	✓		✓
Leigh Standish (alternate)	✓		

Also present were: Peter Gillespie, Town Planner/Economic Development Manager;
Denise Bradley, Assistant Planner.

Chairman Roberts noted at the time of roll call there were six (6) full members and two (2) alternate members in attendance. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

There was no old business discussed during this meeting.

3. NEW BUSINESS:

3.1 PUBLIC HEARING APPLICATION NO. 1826-14-Z: First School Society of Wethersfield – David Kelly, President seeking a Special Permit to modify permit # 1520-06-Z to expand the Village Cemetery to create additional burial plots to the North and West on Property located in behind #'s 282, 290 & 300 Main Street.

Chairman Roberts indicated the Commission is awaiting a report from the Wethersfield Inland/Wetlands and Watercourses Commission (IWWC) before acting on this Application, and as such, the Public

Hearing will remain open until the next meeting.

Paul Hallisey, of Hallisey, Pearson & Cassidy, Civil Engineers & Land Surveyors, 35 Cold Spring Road, Rocky Hill, CT, member of the Board of Directors of the First School Society, appeared before the Commission on behalf of the Applicant. Mr. Hallisey indicated David Kelly, President of the First School Society was also present. Mr. Hallisey noted First School Society is the parent organization of the Village Cemetery. The Applicant is seeking a Special Permit to extend the village cemetery northerly and westerly behind land (located behind 282, 290 and 300 Main Street) that was formerly owned [twelve (12) years ago] by Trinity Church. Mr. Hallisey noted the State has recently removed the channel encroachment line at the site, and the Applicant would like to modify the previously approved permit (approved in 2006) in order to create additional burial plots. He indicated abutting properties were notified of this Application by certified mail and that a hearing is scheduled July 16, 2014 with IWWC so that the remainder of the site can be filled in, matching the grades of the Hart Seed property, in order to establish the requested plots. A continuous line of arborvitae trees would be established at the north property line.

Commissioner Oickle inquired and Mr. Hallisey indicated the property line is approximately eighteen (18') feet from the Hart Seed property. Mr. Hallisey noted that brush and unsightly material would be removed with the arborvitae tree line to upgrade and stabilize the area. Mr. Hallisey also noted the two (2) white walnut trees in that vicinity will be preserved and that existing fill on site will be used in the grading process. Eventually, a gravel road is planned in order to access the burial plots. Land purchased from Trinity Parish will eventually be used for a crematorium.

Chairman Roberts inquired and Mr. Hallisey indicated the gravel road plan and the crematorium are not part of this Application. Mr. Hallisey indicated the only property not approved by the Commission to date is the land of the subject site which is located from the channel encroachment line to the Hart Seed property.

Mr. Gillespie indicated certain portions of the site are within the Village Business District and other parts of the site are within the B residential zone and that a Special Permit would be required for either zone for what is proposed in this Application.

Mr. Kelly indicated this Application would allow for creation of plots available for approximately the next fifteen to twenty (15-20) years (approximately 300-400 graves). Currently, there is a six to seven (6-7) year timeframe remaining for burial lot availability at the cemetery.

Commissioner Fazzina inquired and Mr. Hallisey indicated the entire site is not prone to flooding but there is a little flooding along the Hart Seed property.

Commissioner Oickle inquired and Mr. Hallisey indicated that historically, IWWC has not had a problem with fill placement on the site.

PUBLIC COMMENTS:

There were no comments made by the Public regarding this Application.

Motion: Commissioner Oickle made a motion to continue the Public Hearing to Tuesday, July 15, 2014, regarding **PUBLIC HEARING APPLICATION NO. 1824-14-Z: First School Society of**

Wethersfield – David Kelly, President seeking a Special Permit to modify permit # 1520-06-Z to expand the Village Cemetery to create additional burial plots to the North and West on Property located in behind #'s 282, 290 & 300 Main Street.

Second: Commissioner Margiotta seconded the motion.

Aye: Roberts, Margiotta, Hughes, Oickle, Edwards, Fazzina, Vasel, Standish;

Nay: None;

Vote: 8 – 0;

Public Hearing Continued to July 15, 2014.

3.2 PUBLIC HEARING APPLICATION NO. 1825-14-Z: Capitol Region Education Council seeking a Special Permit to modify permit # 1767-12-Z regarding the limits on the time of construction activities at 176 Cumberland Avenue.

Peter Alter, Counsel for CREC, appeared before the Commission regarding this Application. Attorney Alter indicated that the State of Connecticut administrative process pertaining to the Applicant's project [construction of the Discovery Academy (a Pre-Kindergarten through Grade 5 Elementary Magnet School), the Application of which was approved on July 10, 2012] required for all school building approvals planned to open August 15, 2015. Attorney Alter indicated that the approval made on July 10, 2012, for this project does not specifically state conditions regarding project hours of operation but that certain representations were made to this Commission regarding hours of operation for the period of construction. Attorney Alter stated the Applicant is here this evening requesting a change to the hours of operation that were represented to this Commission during this construction project. Demolition of the Helco Building had to be demolished in order for the remaining portion to be retrofitted to allow for the development. Attorney Alter noted the demolition permit was issued in 2013. Attorney Alter indicated the substantial commitment from CREC in providing the eight (8') foot high opaque screen fence at the entire perimeter of the site to help shield the view from the existing neighborhood.

Attorney Alter indicated that in the process of securing State of Connecticut Board of Education approval, the State stopped all pending school applications to reconsider security for existing schools. CREC estimates that four to five (4 to 5) months were lost during that ongoing review. Therefore, a building permit was not drawn until June 2014. An additional delay in the construction schedule occurred during the demolition process, as unknown asbestos was discovered, removed, and disposed of in an environmentally appropriate manner. During this asbestos abatement, the construction activity stopped at the site which caused further delay.

Attorney Alter indicated the Applicant is requesting: 1) an expansion of the terminating hour schedule in the summer/fair weather months until October 31, 2014, 2) to resume the expansion again in March 1, 2015, 3) to allow construction up to 7:00 p.m. [with hours to expand even further on occasion], and 4) to allow work on Saturdays from 7:00 a.m. to 5:00 p.m.

Attorney Alter asked the Commission to consider the critical elements that will occur on the site when placing limitations on the modifications requested by the Applicant. These tasks include the pouring of concrete floors and paving. These activities require one occurrence and may run beyond the hours of operation on a certain day. He noted the expanded hours will allow the August 15, 2015 deadline to be reached and that a failure to allow those expanded hours will further delay the construction project, thus presenting a further imposition on the neighbors. He also noted that CREC and Downes Construction are trying to be good neighbors to the community.

Attorney Alter indicated that all demolition is completed [with one (1) pile of rubble to be removed], and construction activity will occur at the site.

Attorney Alter provided evidence to Mr. Gillespie of mailing notices to property owners from within three hundred (300') feet of the site. He also provided an updated construction plan to the Commissioners and to Mr. Gillespie.

Attorney Alter indicated the construction entrance is on Jenrich Road but there may have been, on occasion, a construction vehicle not familiar with the site that utilized Cumberland Avenue, as the address for the subject site is 176 Cumberland Avenue. He noted the property on Cumberland Avenue has been maintained and is free of debris and that the demolition portion of the project occurred in close proximity to Cumberland Avenue.

Commissioner Fazzina inquired and Attorney Alter indicated that at least three (3) months would be added to the construction project if the hours were not expanded and that there is a financial impact of additional contractor hours that would occur if there is no expansion in the construction hours. Commissioner Fazzina indicated illumination of the site and excessive noise occurrence are issues of concern at the site.

Clerk Margiotta inquired and Attorney Alter indicated that the expanded hours requested would be limited to fair weather months due to decreased daylight and that Saturday hours are requested through the entire duration of the project.

Clerk Margiotta inquired and Mr. Gillespie indicated noise ordinances must be complied with, regardless of day or evening periods.

Commissioner Oickle inquired and Attorney Alter indicated that the project completion date cannot be changed to a later date as to have the site ready for the first day of school.

Bob Saunders, Senior Project Manager for CREC, indicated that the lease for Discovery Academy's current space will expire in July 2015, and there is no option to renew the lease. CREC would have to find a new space and return to the State to request more money to fit out temporary space.

Commissioner Standish inquired and Mr. Saunders indicated costs will mount if the expanded hours requested are not allowed. Mr. Saunders noted that a past retrofit of space for three hundred, thirty (330) students totaled approximately nine million (\$9,000,000.00) dollars, and a retrofit would be temporary. Mr. Saunders also indicated that CREC Discovery Academy does not have the option to renew its existing lease (or expand said lease three (3) additional months).

Commissioner Oickle asked the Applicant to think about and respond to their rationale regarding the request for expanded hours being limited to fair weather months.

Commissioner Vasel inquired and Brad Anderson, Project Manager from Downes Construction Company, LLC./Attorney Alter indicated the demolition portion of the project is virtually complete, which represents approximately twenty (20%) percent of the entire project as completed.

Commissioner Vasel inquired and Brad Anderson, Project Manager, Downes Construction Company, LLC, indicated the baseline schedule with extended hours has been provided to their contractors, and the contractors have accepted that revised construction schedule with extended working hours. Mr. Anderson indicated the revised schedule fits into the target date (August 15, 2015) and that the extended hours request is equivalent to the amount of time lost in the completion of this project.

Commissioner Fazzina inquired and Mr. Anderson indicated there is additional time built into the revised construction schedule for unforeseen weather events or conditions that may occur at the site. Mr. Anderson indicated the August 15, 2015, contracted date represents a substantial completion, and that CREC will concurrently move in staff, equipment, etc. as contractors continue to complete smaller construction detail work.

PUBLIC COMMENTS:

Dinah Lombardo, 8 Wood Avenue, appeared before the Commission in opposition to this Application. Her residence is across the street from the site. She indicated the public would like to see both the original construction schedule and the revised construction schedule. She spoke of project completion dates frequently not being met and asked that the Board be mindful of that aspect. She asked that temporary trailers, which are frequently used at other schools, as a possible solution for student classroom space at the site. She inquired and Chairman Roberts indicated the initial representation by the Applicant for the days and hours of construction operation at the site were Monday through Friday, 7:00 a.m. to 4:00 p.m. Ms. Lombardo indicated that discovery asbestos was no surprise, as CL&P did not renew their lease due to the presence of asbestos. She suggested that additional contractors be hired to complete the project on time during the hours indicated in the Applicant's initial representation. Many elderly residents and second shift workers have experienced a great inconvenience (i.e. loss of sleep) from the construction working hours/activity to date.

Denis Harrison, 3 Park Avenue, appeared before the Commission in opposition to this Application. His residence is two hundred (200') feet from the site. He described his extreme discomfort in his residence (and with the windows closed) over the past ten (10) months with the level of noise/activity generating from the construction site. He has heard jackhammers and concrete boulders slammed into trucks. He noted that construction activity has occurred until 9:00 p.m. He noted that the lighting at the site shines directly into his residence, and he can view the site, despite the fence around it, directly from his deck. He suggested the lights have hats on them so that the illumination points downward and not out. He is not in favor of extended hours and noted that CREC's failure to plan should not result in a burden to the neighborhood.

Scott Smith, 13 Lexington Street, appeared before the Commission in opposition to this Application. He indicated that construction activity can be heard clearly on his street and that the construction activity had occurred until 9:00 p.m. regularly until the last month or two, as Mr. Harrison became active with bringing concerns to the police department's attention. The activity also included dropping off heavy equipment at 9:00 p.m., trucks being filled with scrap metal (in the spring) at 7:00 p.m. and 8:00 p.m. He noted that he saw the site being swept, without the use of water, which resulted in a cloud of dust drifting through the neighborhood. He is not convinced that the construction company has fallen behind as asserted because work had been occurring at the site on Saturdays since the project began and often until 9:00 p.m. as previously stated. He noted that the fence surrounding the site is appropriate screening from a street level view but does not help with dust or excessive lighting ramifications. He also noted the contract was given and bid on based on assertions CREC made to this Commission. He questioned whether CREC and the construction company can be trusted since the hours/days of operation had not been followed. Therefore, he suggested the Commission deny this Application.

David Murray, 88 Wolcott Hill Road, appeared before the Commission in opposition to this Application. He concurs with the comments made by Scott Smith and commented on the inconvenience to the many elderly, young children, and second shift workers adversely impacted by the construction activity at the site. He indicated Sec. 101-1 of building code has been violated, as lighting at the site is not shielded. He described the presence of noise at the site occurring well into the evening (squealing, metal noises, crushing, crashing) and questioned what semblance of peace can be expected by neighbors from a corporation that says they are interested in being good neighbors. He mentioned that trucks arrive well before 7:00 a.m. and use the "jake brake" as an engine decompression device which causes rumbling. He noted he'd like to see a decibel reading on the tailgates (which he described as going about 30+ times a day). He mentioned there is no dust control at the site. He suggested the Commission deny this Application, as the good neighbor representation by the Applicant has not been demonstrated. He

indicated the Commission needs to consider some semblance of peace to the neighborhood despite possible cost overrun issues CREC and the contractors may be facing.

Altin Dabulla, 18 Wood Avenue, appeared before the Commission in opposition to this Application. His residence is seven hundred (700') feet from the site. His mother works third (3rd) shift, and the extension of hours, including Saturdays, will adversely affect her sleep. He concurs with previous comments about lighting at the site and suggested that the lights be turned off at night.

Barbara Farrell, 2 Wood Avenue, appeared before the Commission in opposition to this Application. She concurs with the concerns raised by members of the public this evening. Her biggest concern is that the Applicant misrepresented their work hours and did what they pleased. She noted that extended hours and allowing work on Saturdays will not give homeowners their right to enjoy and relax in their own homes.

Attorney Alter indicated the lights are present at the site for security purposes and that the shielding of said lighting may resolve neighbor discomfort. The level of security may be compromised. Attorney Alter also indicated his understanding that construction activities are not subject to Town Noise Ordinances, but he is prepared to stand to be corrected.

Mr. Gillespie indicated there are exemptions in the noise ordinance, but there are standards under which the noise activity has to be complied with. Adherence to decibel levels during evening hours and hours before 7:00 a.m. are applicable to construction activity. Mr. Gillespie did not know details regarding the noise ordinance and its exemptions during daytime hours.

Attorney Alter indicated Downes Construction would accommodate noise ordinance compliance with construction activity in the morning (as to not occur prior to 7:00 a.m.). He also indicated the question is whether the construction project is completed on time with a shorter duration in the neighborhood or later with a longer duration in the neighborhood. He noted that CREC has committed to open the school for the 2015-2016 school year, and CREC needs to do that. The issue of the lights can be addressed and asked that the Commission consider the extension of the hours so that the project can be completed in a timely manner.

Chairman Roberts inquired as to what construction activities and the impact of said activities can be anticipated at the site. He also inquired if said activities are more, less or equally intrusive as construction activity to date.

Attorney Alter indicated that demolition activity at the site is considered the most intrusive, noisy and disruptive construction activity at the site. He noted there is one (1) pile of rubble resulting from the demolition activity that is currently on the site. Next steps noted are construction of the addition to the existing building, renovation of the existing building, and then construction of the site work (fields, parking). He also noted large pieces of steel will be brought and left on site. He mentioned that post demolition construction activity will have less negative impacts on the neighborhood. He noted, mindful of the 2015 deadline for project completion that the extended hours requested would be needed at least until the end of January 2015.

Commissioner Edwards inquired and Mr. Anderson indicated that drywall and painting will occur during cold weather months.

Commissioner Hughes suggested a construction phasing timeline be provided to the public.

Commissioner Standish inquired and Atty. Alter indicated that on occasion daily construction hours were exceeded as alleged by the public. Atty. Alter also indicated noise was made by the waste materials being dumped into trucks during construction demolition activity at the site.

Scott Smith, 13 Lexington Street, again spoke. He noted the construction hours at the site occurring before 7:00 a.m., ending as late as 9:00 p.m. continually, along with work on the site occurring every Saturday since the project began.

Commissioner Hughes spoke of site/community safety during this construction project. He referred to a concern raised by a member of the public concerning a truck “jake brake” (an exhaust break, which uses the engine compression to slow down the vehicle by returning pressure back in the motor) use of trucks en route to the site. He is also concerned about early morning/late evening work hours in terms of site control. Mr. Anderson maintained that there is control of the site (i.e. control of subcontractors).

Commissioner Standish inquired and Attorney Alter indicated there was not a lack of control of the site but rather a lack of understanding regarding the contractor hours, as Downes Construction was not part of the Application process. Attorney Alter indicated that Downes Construction immediately complied with 7:00 a.m. to 4:00 p.m. contractor hours once the lack of understanding became apparent. Commissioner Standish indicated that it is the responsibility of CREC to adhere to the construction hours and days rather than completing the project at the neighborhood’s expense.

Commissioner Oickle inquired and Atty. Alter indicated the Applicant is open to compromise on hours of construction.

Commissioner Fazzina stressed the importance in providing a benchmark for the types of work being performed at the site. He also noted construction activity will generate during normal working hours. He also suggested looking at an approach with having less noise generating and less light generating construction activities at certain times of the day. He also suggested that CREC have a section on its website regarding upcoming construction activities at the site.

Clerk Margiotta inquired and Mr. Anderson indicated he can look into the issue of hours of operation and/or work hours and get back to the Commission.

Commissioner Edwards indicated a construction schedule that incorporated types of work performed as well as times it can be performed may be a good tool to create understanding and cooperation by neighbors. The schedule would be helpful for the request to extend hours, or, to assist in the discussion of extended hours with neighbors.

Chairman Roberts inquired and Mr. Gillespie indicated that performance standards for dust control and lighting apply to construction activities. The erosion and sediment control plan was submitted and must be complied with and light levels must be complied with according to Town regulations. Mr. Gillespie indicated that immediate reaction to these issues may occur as a result of tonight’s hearing.

Clerk Margiotta inquired and Mr. Anderson indicated the considerations of additional time and increased man hours were included when creating the revised construction schedule.

Commissioner Hughes commented on the temporary impact on students versus the impact of the existing neighbors who have spoken this evening concerning their hardship with the Applicant's construction project.

Scott Smith, 13 Lexington Street, noted that ever since the police department enforcement of 7:00 a.m. to 4:00 p.m., Monday through Friday construction hours, the construction activity has been more bearable.

Thomas Romagnoli, Assistant Director of Operations, Downes Construction Company, indicated that once they were made aware of the restrictions in the hours of construction, they adhered to those hours. He maintained that Downes Construction Company has maintained control of the site, as there are weekly status meetings held with the subcontractors.

Denis Harrison, 3 Park Avenue, and David Murray, 88 Wolcott Hill Road, both indicated trucks are arriving at the site well before 7:00 a.m. Mr. Romagnoli mentioned he will look into the matter.

Commissioner Fazzina indicated and Mr. Romagnoli concurred that concerns brought up at tonight's hearing will be discussed at the next subcontractors meeting.

Clerk Margiotta inquired and Mr. Romagnoli indicated there is no claim against CREC regarding the limited hours.

Chairman Roberts indicated Commission Oickle had suggested this hearing be continued in order that CREC look into addressing concerns, etc.

Commissioner Fazzina indicated the three (3) major items discussed this evening are: 1) excessive noise before 7:00 a.m. and after 4:00 p.m., 2) the light issue, and 3) dust control. Also, a review of major versus less intensive construction activities and then working them into a schedule may assist everyone in understanding what level of activity can be anticipated in this ongoing project.

Commissioner Standish asked if the Commission can be provided a copy of the original contract with the hourly limitations. He also asked the Applicant to provide any information they can to address neighbor concerns.

Mr. Saunders of CREC indicated that there are no limitations to the hours of operation and/or work hours for this construction project. The contract has a start date and an end date for completion of the project. There are no liquidated damages in the contract.

Commissioner Oickle inquired and Mr. Gillespie indicated there are site construction phases that will generate noise. Mr. Gillespie explained that meeting with CREC and having a detailed construction schedule (dates of when construction activities will start and end) while incorporating neighbor and Commission feedback from tonight's hearing into the discussion will be helpful in moving forward with this Application. Mr. Gillespie indicated he will discuss the following matters with CREC that were brought up by the Commission during tonight's meeting: 1) certain construction activities limited to 7:00 a.m. to 4:00 p.m., Monday through Friday, and 2) extended hours beyond 4:00 p.m. as long as construction activities are not going to be detrimental to the neighborhood (noise/truck activity, etc.). He will then return to the Commission with information based on the discussion. He also suggested that

the neighbors may want to consider designating one (1) individual to reach out to him in a couple of weeks so that he may update that person on what has been discussed.

Commissioner Vasel inquired and Attorney Alter indicated that twelve (12) subcontractors have been released to the site.

Motion: Commissioner Oickle made a motion to continue the Public Hearing to Tuesday, July 15, 2014, regarding **PUBLIC HEARING APPLICATION NO. 1825-14-Z: Capitol Region Education Council** seeking a Special Permit to modify permit # 1767-12-Z regarding the limits on the time of construction activities at 176 Cumberland Avenue.

Second: Commissioner Fazzina seconded the motion.

Aye: Roberts, Margiotta, Hughes, Oickle, Edwards, Fazzina, Vasel, Standish;

Nay: None;

Vote: 8 – 0;

Public Hearing Continued to July 15, 2014.

4. OTHER BUSINESS:

There were no matters of Other Business discussed during this Meeting.

5. MINUTES – June 17, 2014 Planning & Zoning Commission Meeting Minutes

Motion: Commissioner Oickle motioned to approve the minutes, as submitted.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Hughes, Oickle, Edwards, Fazzina, Vasel, Standish;

Nay: None;

Abstain: Margiotta;

Vote: 7 – 0– 1;

June 17, 2014 Planning & Zoning Commission Meeting Minutes approved as submitted.

6. STAFF REPORTS:

Mr. Gillespie indicated the Town is close to filling the Property Maintenance/Zoning Enforcement Officer position vacancy recently advertised.

Mr. Gillespie noted that the Wethersfield Town Attorney has been provided correspondence and reports pertaining to noise violations at Lucky Lou's, and Mr. Gillespie has also contacted Mr. Kyriakos at Lucky Lou's regarding the matter. The zoning officer will address the matter, and the Planning &

Zoning Commission could potentially hold a show cause hearing.

Mr. Gillespie mentioned that 1) a building permit has been issued at Follybrook Commons, 2) the *Chips Restaurant* construction project in the Goff Brook Shops is underway, and 3) a parking concern was raised by a member of the public pertaining to parking sufficiency at Goff Brook Shops in the vicinity of *Buffalo Wild Wings Restaurant*.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:

There were no public comments made at this meeting regarding general matters of planning and zoning.

Chairman Roberts noted the **Annual Organizational Meeting of the Planning and Zoning Commission**, which is typically held the first Tuesday in July, is postponed until such time Town Council acts on successor appointments.

8. CORRESPONDENCE:

Letter dated June 16, 2014, from Day Pitney, LLP, regarding an Environmental Land Use Restriction (ELUR) recorded in the Wethersfield Land Records pertaining to 11-25 Wells Road.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

PUBLIC HEARING APPLICATION NO. 1767-12-Z: Capitol Region Education Council

Seeking a Special Permit to construct a school at property located at 176 Cumberland Avenue. Downes Construction Company will be asking to extend hours of operation at the construction site. Commissioner Dean reminded the Commission (mindful of establishing a quorum for future meetings) that he has recused himself from this matter. – Continued to 07/15/14

10. ADJOURNMENT:

Motion: Commissioner Oickle motioned to adjourn the meeting at 8:47 p.m.

Second: Commissioner Hughes seconded the motion.

Aye: Roberts, Margiotta, Hughes, Oickle, Edwards, Fazzina, Vassel, Standish;

Nay: None;

Vote: 8 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary